

4.6 Design Proposal

4.6.1 Design Options and Explorations

After the fundamental scale and proportion of the scheme are established, we investigated a range of materials and expressions that respect the context of Fitzjohns/Netherhall Conservation Area.

Different compositions of vertical and horizontal bays were tested. The heights and extents of parapet were also varied to articulate the displaced massing.

Brick is the predominant building materials which forms the basis of the proposed facade. A metal mansard type top floor was also tested to give a sense of light weight extension but this material was eventually considered incongruent with the immediate locality. These series of experimentation and exploration to progress to the final design are illustrated in Fig. 4.6.1.

To further articulate the proposal as an extension, heights of glazing was reduced, juliet balconies were omitted for the final proposal, considering the extension should be complementary to the host building with similar window proportions. This also express the prominence of the proposed ground floor, which is a major character of buildings in Fitzjohns/Netherhall Conservation Area. (Fig. 4.6.2)



Fig. 4.6.1 Design options and variations



Fig. 4.6.2 Selected option and relationship with context

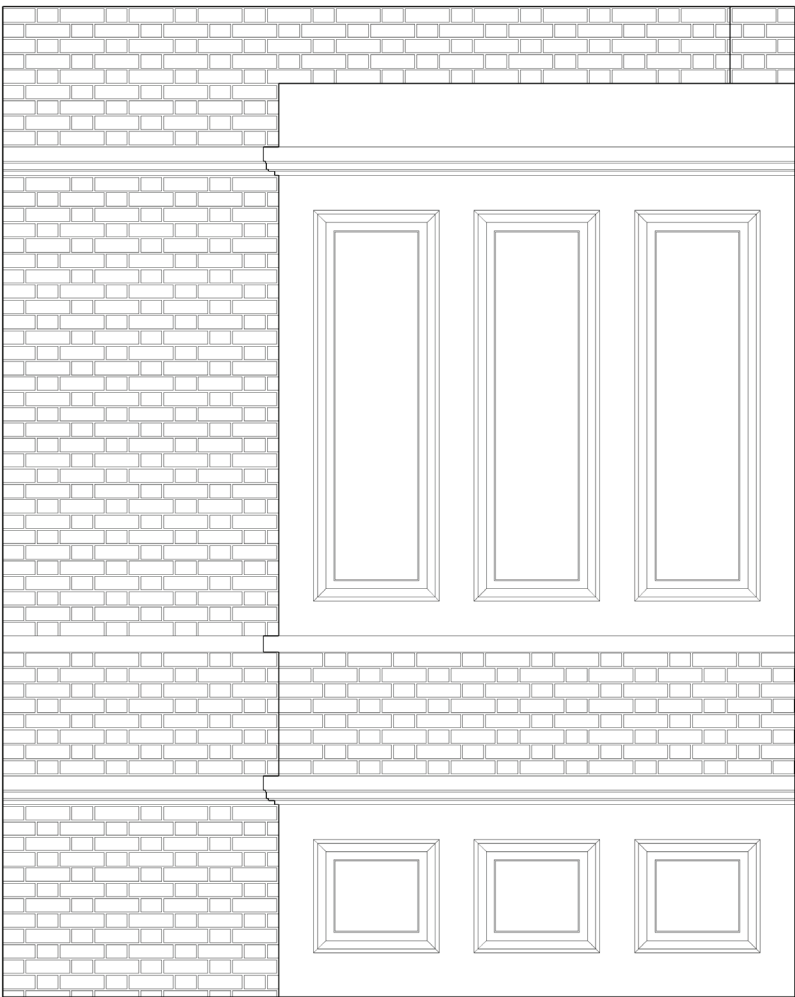


Fig. 4.6.3 Detail elevation of No. 28 window bay

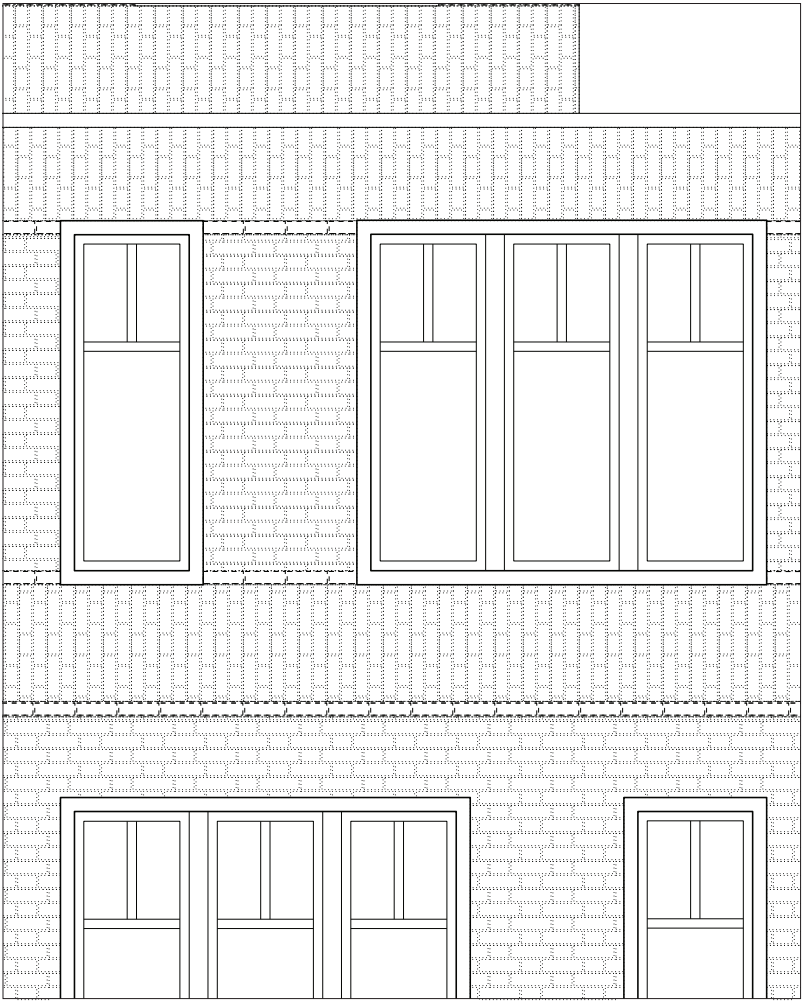


Fig. 4.6.4 Detail elevation of proposal window bay



Fig. 4.6.5 Conservation area details and materials



Fig. 4.6.6 Proposed details and materials

4.6.2 Contextual Design

The proposed design ethos is contemporary, but seeks to take cues from the existing environment and vernacular language, as seen in Section 4.3. This is exemplified in the case of the windows, where the traditional vernacular of stone mullions and transoms with timber casements has been translated into a more contemporary idiom. The proposed design takes care to observe the dimensions and proportions of the existing neighbouring building.

Indeed, the Appeal Inspector supports our contention when he notes in his decision that ‘the proposed development would appear as a pair with No. 28.’ [Para. 24]

As with the appeal scheme, the current proposal does not seek to replicate the entirety of these details. For instance, horizontal spandrels with cornice mouldings are replaced by brickwork in different patterns and orientation, flushed with the building line, to demonstrate a contemporary understanding of facade division.

This progressive vernacular helps underline how the proposal is appropriately contextual and will therefore make a positive contribution to a conservation area.

4.6.3 Quality of Detail and Materials

The integrity of the proposed building design is derived from details and features which have been drawn from the best examples in the vicinity and recast in a contemporary idiom.

Architectural details in our current proposal draw inspiration from moulding profiles, special brickwork, bespoke roof tile details as well as window types from the most architecturally interesting local buildings.

A high quality palette of materials, such as hand-made and special bricks, timber doors and natural stone is deployed in a manner consistent with the best exemplars in the conservation area.

Again, the Appeal Inspector notes that ‘in terms of materials and detailing’ the proposal is characteristic of the Conservation Area. [Para. 25] This will remain true in our current proposal.

4.6.4 Conclusion

The proposed building has evolved not merely to respect the existing parameters and datums drawn from the immediate vicinity but to improve upon them where the existing building fails to do so.

It draws its construction palette from the natural materials found in the conservation area.

It derives its design from a rigorous analysis and reinvention of the varied architectural dialects found in the conservation area and, in engaging with these styles, creates an approach which is at deeply contextual in a contemporary manner.

In doing so, the proposed design more thoughtfully respects the character of a conservation area than the existing building.



Fig. 4.6.7 View of existing no.26 building from Netherhall Gardens, artistic impression



Fig. 4.6.8 View of proposed scheme from Netherhall Gardens, artistic impression

4.7 Energy and Sustainability Statement

4.7.1 Energy Strategy

The development will utilise low energy building services solutions to keep energy use and carbon emissions to a minimum. The proposed scheme will be fully compliant with building regulations. A hierarchy approach to reducing energy consumption for the development will be adopted.

The strategy for reducing energy use and associated carbon emissions through the design of the scheme follows the London Plan energy hierarchy, namely:

- Be Lean
Reduce energy demand through passive design strategies and best practice design of building services, lighting and controls;
- Be Clean
Reduce energy consumption further by connecting to an existing district heating system and exploit provision of Combined Heat and Power (CHP) systems
- Be Green
Generate power on site through Renewable Energy Technologies.

4.7.2 Sustainability Strategy

The following passive and active energy efficiency features have been considered in the proposed strategy for 26 Netherhall Gardens:

- High performance building fabric of low U-values that exceed Part L minimum standards;
- Double-glazed windows of low U-values will help reduce the heating demand further;
- All junctions will conform to Accredited Construction Details thus eliminating thermal bridging;
- Individual gas-fired condensing boilers of high efficiency will provide heating and domestic hot water to the newly built apartments;
- All apartments will feature Mechanical Ventilation with Heat Recovery (MVHR) to make use of wasted heat of the exhaust air by preheating the incoming air;
- Light fittings will be of low energy types;
- Photovoltaic (PV) panels will be installed to generate renewable energy on site.

Following the proposed energy strategy, the new flats achieve significant carbon savings and comply with the Target Emission Rate (TER) set by Part L of current Building Regulations and Council carbon target i.e. a 19% reduction over 2013 TER.

4.7.3 The above strategies are detailed and elaborated in the accompanying Energy and Sustainability Statement.

5.0 Design and Access Statement

5.1.1 This access statement has been prepared in support of the planning application which has been submitted for extension at No. 26 Netherhall Gardens on behalf of Atlas Property Lettings and Services Limited.

5.1.2 The purpose of this statement is to outline the overall approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how the different access principles will be implemented into the scheme and managed.

5.1.3 The scheme provides a safe, legible, high quality environment that will be easily used by as wide a range of people as possible without undue effort, special treatment or separation.

5.1.4 The site will benefit from access to Finchley Road Underground Station; this gives the site access to the Jubilee and Metropolitan lines. Also within a seven minute walk from the site is Finchley Road and Frognal Station which is served by the rail and Overground networks. Finchley Road is a main arterial highway which carries a large number of bus routes and taxis. There is a bus-stop nearby. Level pedestrian access is provided to the site directly from all surrounding streets.

5.1.5 Collectively, the various available mode of transport provide the site with a large public transport catchment area which benefits from excellent accessibility. The development proposals will continue this existing good level of accessibility to the mobility impaired, in line with requirements set out in National Guidance and Camden Planning Guidance (CPG).

5.1.6 The key points of the proposed development are as follows:

- 4 No. residential apartments
- 7 No. sheffield stands cycle storage spaces, located in a secured shed to the front of the building.
- Refuse and recycle bin storage spaces, located in a secured shed to the front of the building.

5.1.7 Netherhall Gardens is on a gentle gradient running north to south. The main entrance to the building comes from the Netherhall Gardens frontage which gives access to an Approved Document Part M compliant ramp and stairs leading to flush access through doors adaptable to mobility impaired access requirements. There is a change of level circa. 800mm from Netherhall Gardens pavement to main entrance of the building which the proposal effectively deals with.

5.1.8 The residential use is spread over 3 floors above ground and 1 lower ground level, all of which have Part B compliant access and escape.

5.1.9 The following documents have been referred to in the development of the scheme:

- London Borough of Camden Planning Guidance (CPG)
- Relevant British Standards
- Part M and Part B of the Building Regulations
- The London Plan, GLA
- CABE guidance on design and access statements

5.1.10 Camden Planning Guidance (CPG) and Part M building regulations have been reviewed carefully in the light of mobility impaired access and policies have been accounted for inclusive design.

5.1.11 Parking and Access to and around the Building
Underground (Finchley Road)
Finchley Road Underground Station has no step free access.
Overground (Finchley Road & Frognall Park)
This station also has no enhanced provision for disabled persons.

5.1.12 Bus Services
Accessible buses are operated on most routes serving Finchley Road, nearby, facilitating access by the mobility impaired.

5.1.13 Parking
Public transport in this densely built area of London is of a good standard. The limited amount of parking is primarily due to the limited frontage to the site. 2 No. of existing parking spaces will be retained for current No.26 residents.

5.1.14 Cycle Storage
7 No. of cycle spaces are provided for residential users on all levels. This provision is in accordance with London Plan standards. Secured cycle storage area will be levelled with the pavement of Netherhall Gardens.

5.1.15 Access to and around the building
Access along Netherhall Gardens to the site is level with the pavement. Thereafter Part M compliant ramp and stairs leads to a flush access through main entrance door.
An appropriate level of external lighting will be provided in open spaces, to be addressed during the detail design.

5.1.16 Access into the Building
Flush thresholds are provided into ground floor entrances.
Flush thresholds are provided into residential stair core.

5.1.17 Within the Building
The Residential entrance is provided with adequate space to manoeuvre, to suit Approved Document Part M.
Flush thresholds are provided to the common corridors and apartment entrances.
All corridors are minimum 1200mm clear width.
Handrails to ramps and stairs suitably detailed.
Minimum clear width to stairs 1200mm.

5.1.18 Communications and controls
This will be addressed in detail design
Generally, signage will be clear, legible, and consistent.
Consideration will be given to providing auditory signals for the visually impaired and visual signals for the auditory impaired.
All fire alarms to be both visual and auditory, to be addressed during detail design.

5.1.19 Refuse
Refuse stores are provided externally to the boundary with No. 24A. This provision is in accordance with Camden Planning Guidance (CPG) and the associated ES Technical Waste Planning Guidance 2018.

Secured refuse storage area will be levelled with the pavement of Netherhall Gardens. It will be the responsibility of residents to take refuse from their apartments to the refuse store for collection by local authority contractors off-site.

6.0 Application Scheme

6.1 Area Schedule

Existing (Host building + Extension)
Existing extension to be demolished for new extension

Levels		GIA		No. of Units		Apartments
		sq.m.	sq.ft.			
LG		125	1346	1		Apt. 1
LG		19	205	-		(Garage)
0		143	1539	1		Apt. 2
0		52	560	1		Apt.5 (Extension)
1		127	1367	1		Apt. 3
2		108	1163	1		Apt. 4
Total		574	6179	5		Total

Area of Proposed Extension

Levels		GIA		No. of Units		Apartments	Type	NIA	
		sq.m.	sq.ft.					sq.m.	sq.ft.
LG		50	538	1		Apt. 1	2BED Duplex; 4P	50	538
0		34	366				2BED Duplex; 4P	33	355
		84	904			Apt.1 Total	2BED Duplex; 4P	83	893
0		19	205	-		-	Core	-	-
0		55	592	1		Apt. 2	1BED 2P	53	570
1		11	118	-		-	Core	-	-
1		87	936	1		Apt. 3	2BED 4P	86	926
2		9	97	-		-	Core	-	-
2		51	549	1		Apt. 4	1BED 2P	49	527
Total		316	4306	4		Total		271	3810

Areas are aproximate only and subject to change through planning, design and development.

Area (GIA) of existing extension building:	71	Sq.m
Total plot GIA after demolition of existing extension:	503	Sq.m
Total plot GIA with proposed new extension:	819	Sq.m
Uplift in residential GIA:	245	Sq.m

6.2 Drawing Issue List

6.3 Existing Drawings

18059_G100_P_RF_001
18059_JA12_P_00_001
18059_JA12_P_LG_001
18059_JA12_P_01_001
18059_JA12_P_02_001

18059_JA12_E_N_001
18059_JA12_E_S_001
18059_JA12_E_E_001
18059_JA12_E_W_001
18059_JA12_E_W_002

18059_JA12_S_AA_001

6.4 Alteration Drawings

18059_JC20_P_00_001
18059_JC20_P_LG_001

18059_JC20_E_N_001
18059_JC20_E_S_001
18059_JC20_E_E_001
18059_JC20_E_W_001

6.5 Proposed Drawings

18059_C645_P_00_001
18059_C645_P_LG_001
18059_C645_P_01_001
18059_C645_P_02_001
18059_C645_P_RF_001

18059_C645_E_N_001
18059_C645_E_S_001
18059_C645_E_E_001
18059_C645_E_W_001
18059_C645_E_W_002

18059_C645_S_AA_001
18059_C645_S_BB_001

18059_G251_TY_001

6.7 Perspectives

Existing View from Netherhall Gardens
Proposed View from Netherhall Gardens